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8 **UNITED STATES DISTRICT COURT**

9 **DISTRICT OF NEVADA**

10 BANK OF AMERICA, N.A.,

Case No.: 2:17-cv-01967-APG-CWH

11 Plaintiff,

12 v.

**STIPULATION FOR DISMISSAL AND
RELEASE OF DEED OF TRUST**

13 RIVERWALK RANCH MASTER
14 HOMEOWNER'S ASSOCIATION; and SFR
15 INVESTMENTS POOL 1, LLC;

16 Defendants.

17 Plaintiff Bank of America, N.A. ("BANA"), SFR Investments Pool 1, LLC ("SFR"), and
18 Riverwalk Ranch Master Homeowner's Association ("HOA") stipulate as follows:

19 1. This matter relates to real property located at 6029 Sea Cliff Cove St., N. Las Vegas,
20 Nevada 89031.

21 2. Bank of America is the beneficiary of a deed of trust encumbering the property, which
22 was recorded on April 14, 2008 as instrument number 20080414-0003854 in the official records of
23 Clark County, Nevada.

24 3. On January 24, 2013, the HOA, through its agent Alessi & Koenig, LLC, recorded a
25 trustee's deed upon sale as instrument number 201301240002562 in the official records of Clark
26 County, Nevada, reflecting that SFR purchased the property at the HOA's foreclosure sale on January
27
28

1 16, 2013.

2 4. On July 19, 2017, BANA initiated this lawsuit against SFR and the HOA related to the
3 effect of the HOA's foreclosure sale on its deed of trust.

4 5. The parties now stipulate to dismiss all claims asserted in this action, with each party to
5 bear its own attorneys' fees and costs.

6 6. The parties further stipulate that within 45 days of dismissal of this action, BANA shall
7 cause to be executed and recorded in the Clark County Recorder's Office a Substitution of Trustee and
8 Full Reconveyance which reconveys all interest in the estate under the Deed of Trust, thereby
9 removing it as an encumbrance to the Property. BANA shall also record a release of the lis pendens
10 recorded against the property on July 20, 2018.

11 Dated this 9th day of July, 2018.

12 **AKERMAN LLP**

13 /s/ Jamie K. Combs
14 **DARREN T. BRENNER, ESQ.**
15 Nevada Bar No. 8386
16 **JAMIE K. COMBS, ESQ.**
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19 Las Vegas, Nevada 89134
20 *Attorneys for Bank of America, N.A.,*

21 Dated this 9th day of June, 2018.

22 **KIM GILBERT EBRON**

23 /s/ Diana S. Ebron
24 **DIANA S. EBRON, ESQ.**
25 Nevada Bar No. 10580
26 **JACQUELINE A. GILBERT, ESQ.**
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28 **KAREN L. HANKS, ESQ.**
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Las Vegas, Nevada 89139
Attorneys for SFR Investments Pool 1, LLC

IT IS SO ORDERED.

Dated this 9th day of July, 2018.

HALL, JAFFE & CLAYTON, LLP

/s/ Ashlie L. Surur
ASHLIE L. SURUR, ESQ.
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*Attorneys for Riverwalk Ranch Master
Homeowners Association*


UNITED STATES DISTRICT JUDGE

Dated: July 10, 2018.